

Foul Sewage and Surface Water Drainage Assessment

Report Ref.	FSSW26-0031
Revision	PO1
Date	22/09/2026
Site Address	Brackenwood, London Road, Bolney, Haywards Heath, West Sussex, RH17 5PY
Applicant	Mr Gareth Wheeler
Agent	BH Town Planning (Mr Billal Qureshi)
Proposal	Demolition of existing dwelling and erection of a self-build replacement dwelling
Site Area / Units	Single residential plot; 1 existing dwelling replaced with 1 new dwelling (no net increase in units)
Application Reference	DM/26/2016
Local Planning Authority	Mid Sussex District Council

Foul Sewage and Surface Water Drainage Assessment

Brackenwood, London Road, Bolney, Haywards Heath, RH17 5PY

Demolition of Existing Dwelling and Erection of a Self-Build Replacement Dwelling – Planning Ref: DM/26/20161.

1. Introduction

1.1 This document has been prepared to support validation of the above planning application and to respond to Mid Sussex District Council's request for a Foul Sewage and Surface Water Assessment.

1.2 As the Council's checklist itself confirms, the level of detail required at application stage should be proportionate to the scale and complexity of the development.

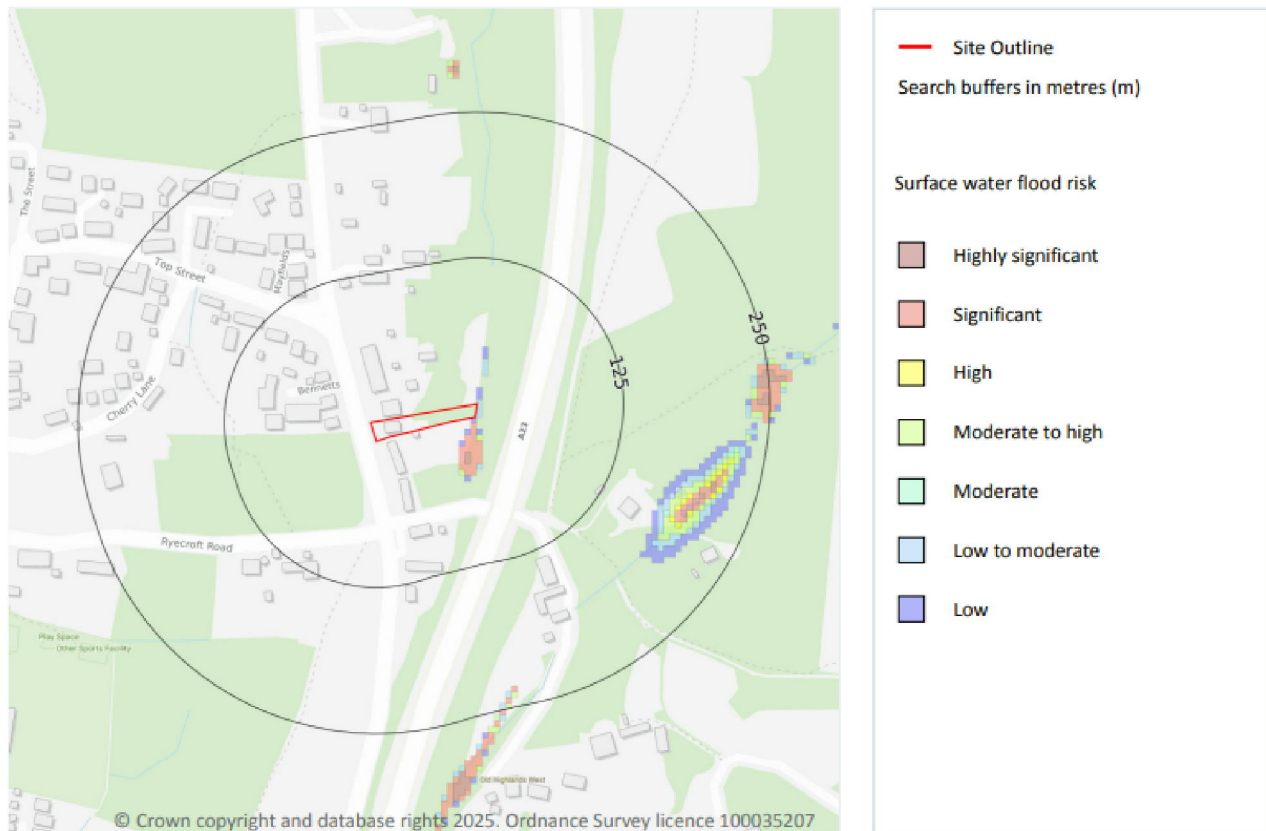
1.3 This assessment draws on a Regulated Drainage and Water Search (OneSearch Direct, Ref D03372399), a Groundsure Homebuyers flood risk report (Ref PLS-20250623175803), and the architect's planning-issue drawings (BH Town Planning, Project D79).

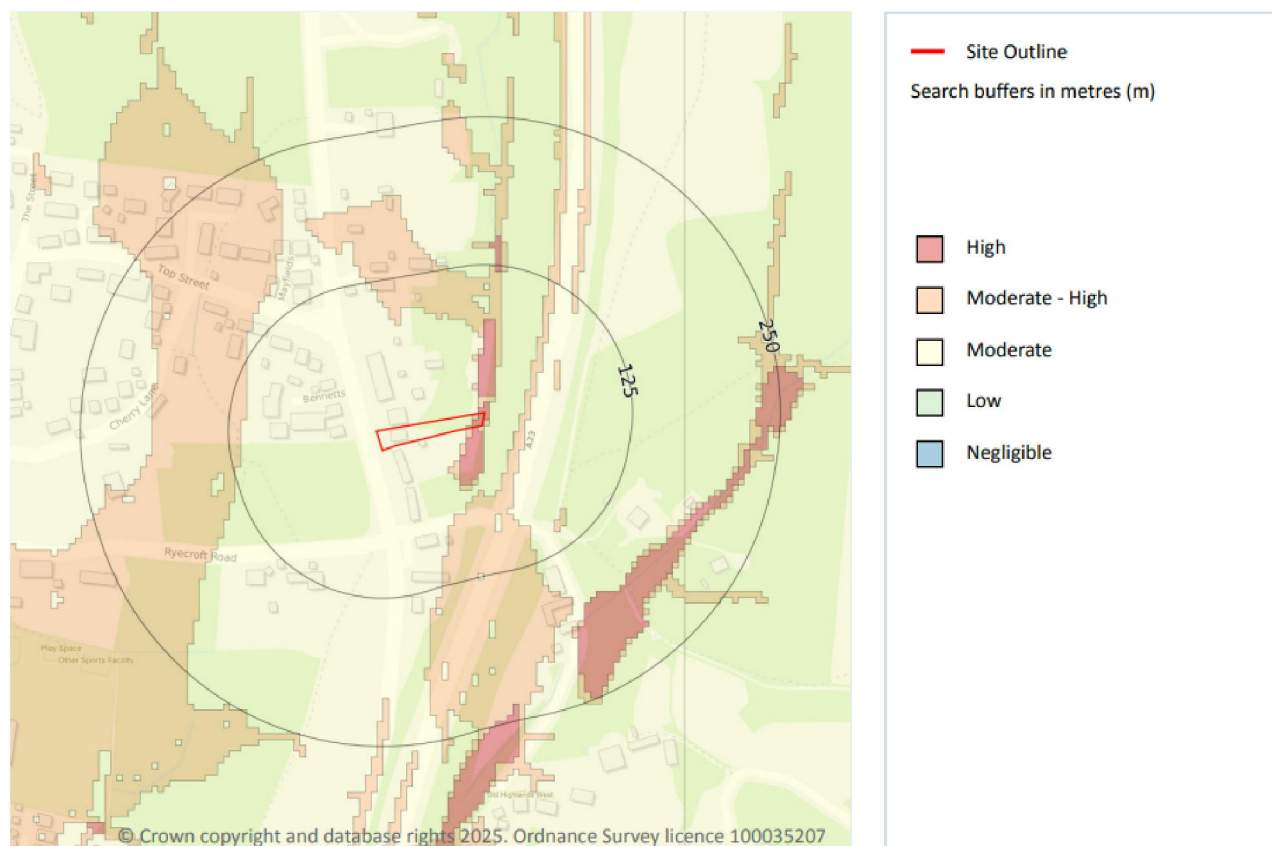
Application reference	DM/26/2016
Site address	Brackenwood, London Road, Bolney, Haywards Heath, RH17 5PY
Approximate grid reference	526557, 123401 (per Groundsure report)
Site area / number of units	Single residential curtilage; 1 dwelling demolished, 1 replacement dwelling erected – no net increase in dwelling numbers
Existing development	Detached dwelling (Brackenwood) with domestic curtilage, as shown on Drawing A3/002 (Existing Block Plan) and the Site Location Plan A4/001
Proposed development	Demolition of the existing dwelling and erection of a replacement three-storey detached dwelling comprising a Lower Ground floor with integral garage, utility room and games room, an Upper Ground floor with kitchen, dining, lounge, study and porch, and a First Floor with master bedroom suite and three further bedrooms, together with a new 4.5m-wide vehicle crossover onto London Road, as shown on Drawings A3/003–A3/012
Existing and proposed site/block/elevation plans	Provided – Drawings A4/001 (site location plan), A3/002 (existing block plan), A3/003 (proposed block plan, showing new 4.5m wide vehicle crossover), A3/004–A3/006 (floor plans), A3/007–A3/010 (elevations, showing outline of the DM/25/3188 approved scheme for comparison), A3/011 (section), A3/012 (roof plan), A3/013–A3/014 (3D views)
Expected lifetime of development	Residential dwelling – standard assumed design life of at least 100 years, consistent with EA/MSDC guidance for new residential development, used as the basis for the climate change allowances applied in Section 3
Existing and proposed flood vulnerability classification (NPPF Annex 3)	'More vulnerable' in both the existing and proposed case – a dwellinghouse, replaced on a like-for-like residential basis. No change in vulnerability classification is proposed.

2. Flood Risk Screening

2.1 The site has been screened against the available flood risk datasets referenced in MSDC002: the Groundsure Homebuyers report (which draws on Ambiental Risk Analytics, Environment Agency and British Geological Survey data) provides the basis for this screening, pending direct confirmation against the EA Flood Map for Planning, the Risk of Flooding from Surface Water map, and the MSDC Level 1 SFRA/Interactive Web Maps.

Flooding / Surface water flood risk





Requirement	Stated Value	Reference
Fluvial/coastal flood risk (indicative of Flood Zone)	Very low – consistent with Flood Zone 1	Groundsure report, p.10
Surface water flood risk	Low-Moderate; 1 in 250 annual probability, 0.3–1.0m depth in a given year	Groundsure report, p.11
Historic flooding at the site	Not identified in the Groundsure search	Groundsure report, p.10
Groundwater flood risk	High – in a 1 in 100-year groundwater flood, levels could rise more than 25cm above ground; basement areas may be inundated	Groundsure report, p.12
Sewer flood risk	Not identified as an issue in the data reviewed; no historic sewer flooding recorded at the site	Drainage & Water Search D03372399
Climate change allowance (surface water)	20–40cm additional depth at 5 and 30 years, consistent across low/medium/high emissions scenarios	Groundsure report, p.33

2.2 The combination of groundwater and surface water flood risk has directly influenced the proposed layout: the Lower Ground floor is used for non-habitable, ancillary accommodation (games room, storage, utility, pantry, WC) rather than principal habitable rooms, reducing the consequence of any residual flood risk at the lowest level of the dwelling.

2.3 Flood resilience/resistance measures proposed in principle, to be confirmed and detailed once levels are known, include: flood-resilient construction to the Lower Ground floor (e.g. resistant materials, sealed service entries, non-return valves on drainage connections), and finished floor levels to habitable accommodation set with appropriate freeboard above the predicted design flood level.

3. Surface Water Drainage Strategy

3.1 MSDC002 sets out the surface water drainage hierarchy applicant strategies must follow, in order: (1) infiltration to ground; (2) discharge to a watercourse; (3) discharge to a surface water sewer; (4) discharge to a combined sewer. Each higher-tier option must be assessed and, where not feasible, ruled out with justification before moving to the next.

Hierarchy Option	Assessment	Outcome
1. Infiltration to ground	The site lies within the Low Weald, an area typically underlain by Weald Clay Formation bedrock, which is generally of low permeability and commonly constrains soakaway drainage; this is an indicative, area-level characterisation and should be confirmed against the BGS Geology Viewer for the specific parcel. In addition, Groundsure data identifies a high risk of groundwater flooding at the site, meaning infiltration features could themselves be inundated in a groundwater flood event.	Not proposed as the sole discharge route. May contribute (e.g. permeable paving with restricted infiltration) subject to confirmatory testing, but a secondary discharge route is retained – see Note below on BRE365.
2. Discharge to a watercourse	No watercourse has been identified within or adjacent to the site from the drainage and water search or the Groundsure report.	Not currently identified as available; to be confirmed.
3. Discharge to a surface water sewer	The Drainage and Water Search (D03372399) confirms the property is not connected to a public surface water sewer.	Not available.
4. Discharge to a combined sewer	The property's foul water already discharges to Southern Water's combined/foul network via an existing connection.	Available as the identified discharge route, at a restricted (greenfield-equivalent or agreed betterment) rate, with attenuation storage to manage volume and rate.

3.2 Proposed surface water strategy: rainwater harvesting/water butts on roof downpipes for garden use; permeable paving to any new hardstanding where feasible; attenuation storage (tank or geocellular crate system, sized at detailed design stage to the 1 in 100-year critical storm plus a 40% climate change allowance) discharging at a restricted rate to the existing combined sewer connection, subject to Southern Water's agreement in principle to the point of connection and discharge rate. All attenuation features will be located within the application boundary.

3.3 Existing surface water arrangements: the Drainage and Water Search indicates the existing dwelling is not connected to a public surface water sewer; existing surface water is understood to currently disperse via the garden/permeable ground and any existing informal drainage, which has not been separately surveyed.

3.4 Site constraints affecting the drainage layout include the public foul sewer asset shown crossing the eastern part of the site (requiring offset/protection of any new attenuation feature and a build-over/build-near agreement with Southern Water where relevant) and the identified groundwater flood risk (affecting the depth to which infiltration or below-ground attenuation features can be safely designed).

4. Foul Water Drainage Strategy

4.1 - Drainage and Water Map



4.2 - Foul Drainage Summary

Existing foul drainage arrangements	Connected to the public foul sewer operated by Southern Water (confirmed by Drainage and Water Search D03372399); a public sewer asset lies within, and within 30.48m of, the site boundary.
Proposed foul drainage method	Retention of the existing connection to the public foul sewer for the replacement dwelling, via a new or retained private drain, subject to condition survey and Southern Water's agreement where the new building or landscaping is proposed near the sewer asset.
Public sewer records	Included in principle via the Drainage and Water Search (D03372399) and accompanying drainage map.
Drainage constraints plan / strategy plan	The existing block plan (A3/002) and proposed block plan (A3/003) show the site layout; a dedicated drainage constraints and strategy plan
Management & maintenance plan	See Section 5 below.
Non-mains drainage / EA General Binding Rules	Not applicable – mains foul sewerage is available and proposed to be retained; no package treatment plant or septic tank is proposed.

5. Management and Maintenance

5.1 All surface water drainage features (rainwater harvesting, permeable paving, attenuation storage and any flow control device) will be privately owned and maintained by the owner/occupier, as this is a single-plot residential development with no adoption sought.

- Rainwater butts/harvesting: periodic inspection and clearing of debris; seasonal check of overflow arrangements.
- Permeable paving: regular sweeping/vacuuming to prevent surface clogging, per manufacturer's guidance.
- Attenuation tank/geocellular storage and flow control device: annual inspection and jetting/desilting of inlet and outlet pipework.
- Private foul and surface water drainage runs: periodic CCTV survey (e.g. every 5 years), particularly given the proximity of the public sewer asset to the building line.